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BK 6620PG 197

TRANSFER  
TAX  
PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT MJM ENTERPRISES, LLC of Falmouth, County of Cumberland, State of Maine

in consideration of One Dollar (1.00) and other valuable consideration

paid by Uplift, Inc.

026484

which has a mailing address of P. O. Box 1106  
Gardiner, ME 04345

the receipt whereof it hereby acknowledges, does **GIVE, GRANT, BARGAIN, SELL, AND CONVEY** unto the said Uplift, Inc., its successors and assigns forever,

A certain lot or parcel of land located on Pleasant Hill Drive in Town of Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

Lot 9 on a Plan, as revised, entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, which Plan was approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-77-074. Reference is also made to a Plan recorded in said Registry in File No: D-76-115.

The above lot is subject to all easements and rights of way of record, including those granted to the Waterville Sewage District and the Kennebec Water District.

The above lot is also subject to all restrictions and covenants of record, including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

Meaning and intending to convey Lot 9 shown on a Plan, as revised, entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, having written the above description, which Plan also shows the storm drainage easement, and which Plan was approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-77-074. Reference is also made to a Plan recorded in said Registry in File No: D-76-115.

This conveyance is subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

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By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes for Lot 9 for the remaining portion of the fiscal year and thereafter.

Reference is made to a Deed from Mary Jane McBrady to MJM ENTERPRISES, LLC, dated April 5, 2001, recorded in the Kennebec County Registry of Deeds in Book 6576, Page 332.

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TO HAVE AND TO HOLD the aforegranted and bargained premises,  
with all the privileges and appurtenances thereof, to the said  
Uplift, Inc., its successors and assigns, to it and its use  
and behoof forever,

AND MJM ENTERPRISES, LLC does covenant with the said Grantee,  
its successors and assigns, that it is lawfully seized in fee of  
the premises, that the premises are free of all encumbrances  
except as aforesaid;

and that it has good right to sell and convey the same to the  
said Grantee to hold as aforesaid; and that it shall and will  
Warrant and Defend the same to the said Grantee, its successors  
and assigns forever, against the lawful claims and demands of all  
persons.

IN WITNESS THEREOF, the said MJM ENTERPRISES, LLC, has hereunto  
caused this deed to be signed this 10<sup>th</sup> day of September, 2001.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

A. McBrady  
WITNESS

MJM ENTERPRISES, LLC

BY Mary Jane McBrady  
Mary Jane McBrady,  
Managing Member

STATE OF  
COUNTY OF

Then personally appeared the above named Mary Jane McBrady  
and acknowledged the foregoing instrument to be her free act and  
deed and the free act and deed of said Limited Liability Company.

Before me,

Joseph R. Trueworthy  
Notary Public

(Typed name of person taking acknowledgment)

My Notary Commission expires:

RECEIVED KENNEBEC SS.

2001 SEP 11 AM 9:43

ATTEST: Norma Reed Means  
REGISTER OF DEEDS



JOSEPH R. TRUEWORTHY  
Notary Public, Maine  
My Commission Expires November 27, 2004